

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

WEDNESDAY, MARCH 24, 2010

6:00 P.M. PUBLIC HEARING

LOCATION: BOARD ROOM
Government Center
1st Floor

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Kevin Ruedisueli, Vice Chairman, At Large; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Cliff Keirce, Dulles District; Peggy Maio, Blue Ridge District; Gigi Robinson, Leesburg District; Valdis Ronis, Potomac District.

Commissioner Absent: Helena Syska, Sterling District.

Staff Present: Ron Brown, Assistant County Attorney; Van Armstrong, Program Manager, Land Use Review; Planners: Michael Elabarger, Stephen Gardner, Pat Giglio; Nancy Bryan, Recording Secretary.

A. DISCLOSURES

1. Mr. Bayless had a meeting last week with John McGranahan and others from Kincora; had a site visit at Potomac Radio with Kimberlee Welsh-Cummings and Jim Weitzmann; met yesterday with Annie Goode and others regarding the Dulles Town Center application.
2. Mr. Keirce had several e-mail exchanges with Kimberlee Welsh-Cummings regarding the Potomac Radio application; had a meeting with Jim Weitzmann and Kimberlee Welsh-Cummings regarding the Potomac Radio application; had a phone call on March 11, 2010 with Mike Scott regarding the Kincora Village Center application; had an e-mail exchange on March 24, 2010 with Ann Goode regarding the Dulles Town Center application.
3. Mr. Ruedisueli met with Randy Minchew, Kimberlee Welsh-Cummings and Jim Weitzmann regarding the Potomac Radio application; had a telephone conversation with Ann Goode and a subsequent meeting with her, Art Fucillo, and a representative of Dewberry Davis regarding the Dulles Town Center application; met with Tracey White and Mark Looney regarding the HCA Stonesprings application; met with Bill May regarding Ches Bay.
4. Ms. Maio had a telephone conversation with Kimberlee Welsh-Cummings on March 11, 2010 regarding the Potomac Radio application.
5. Ms. Austin had a telephone call with the applicant and representative for Potomac Radio.
6. Ms. Robinson had a telephone call with Kimberlee Welsh-Cummings and Jim Weitzmann regarding the Potomac Radio application; exchanged e-mails with Ann Goode regarding the Dulles Town Center application.
7. Mr. Klancher had a meeting with the applicant and counsel for the Potomac Radio application; had a meeting with representatives of HCA regarding Stonesprings Medical Center.
8. Mr. Ronis had a meeting with the HCA applicant a week ago; had a briefing with the Potomac Radio representatives on March 22, 2010; had a briefing with the Dulles Town Center representatives on March 23, 2010; had several conversations with residents of Lansdowne, the General Manager of the National Conference Center, and a couple of School Board members concerning the National Conference Center and the potential use of that site as a school.

PUBLIC HEARING ITEMS

1. SPEX 2009-0030, CMPT 2009-0009, CWS EXIT 5 – BROADLANDS BOULEVARD

There were no members of the public who wished to speak.

The Planning Commission approved CMPT 2009-0009, CWS Exit 5 – Claiborne Parkway-Dulles Greenway, and forwarded it to the Board of Supervisors for ratification based on the Findings contained in the March 24, 2010 Staff Report and with the Plat dated October 15, 2009, revised through March 12, 2010, prepared by Entrex Communications Services, Inc. AND the Planning Commission forwarded SPEX 2009-0030, CWS Exit 5 – Claiborne Parkway – Dulles Greenway, to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated March 19, 2010 and based on the Findings contained in the March 24, 2010 Staff Report. (8-0-1, Syska absent). *Staff Contact: Mike Elabarger*

2. SPEX 2009-0029, CMPT 2009-0011, POTOMAC RADIO

Public Comment:

- **Ernest Mayer, resident, Potomac Green Adult Living**
- **Michael Friedman, Loudoun Wildlife Conservancy**

The Planning Commission forwarded CMPT 2009-0011, SPEX 2009-0029, Potomac Radio to a worksession for further consideration. (8-0-1, Syska absent). *Staff Contact: Pat Giglio*

Items for further discussion include additional information from Game and Inland Fisheries; opinion regarding allowance of public utilities in the floodplain; additional information regarding the Commonwealth Center generator; new graphics illustrating the diameters of the setbacks based on Inland Fisheries from both heron nests; reorientation on the site to avoid the buffers; blockhouse enclosure or muffler on the generator to minimize the impact; soil disturbance within the floodplain during the construction prior to the replanting; disturbance due to truck traffic during construction and how much silt will go into the Broad Run; notification to surrounding property owners; species other than loblollies that might better withstand the force of flood water.

3. SPEX 2007-0009, CMPT 2007-0011, T-MOBILE BEAUMEADE

There were no members of the public who wished to speak.

The Planning Commission forwarded CMPT 2007-0011, SPEX 2007-0009 T-Mobile Beaumeade to a worksession for further discussion. (8-0-1, Syska absent).
Staff Contact: Stephen Gardner

The advertised special exception area was .11, and included only the compound itself; it did not include the additional landscaping that would support the compound, the access way, and the parking area. Once the additional areas were included, the special exception area increased by approximately .27. The advertisement states that the area of the proposed special exception is an approximately 4,791 square foot portion, or approximately .1. Because the request is for .27, it has not been advertised properly. The application will be brought back after proper advertisement.